

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION**



City Planning Board Staff Reports 2021

**Monday, November 8, 2021
7:00 P.M.
City Hall Forum**

**Agenda
City Planning Board
Springfield, Ohio
Monday, November 8, 2021
7:00 P.M.**

1. Call to Order

2. Roll Call

3. Approval of Minutes- September 13 and October 11, 2021.

ACTION

4. Code Amendment for CB-10

Staff Memo

DISCUSSION
& ACTION

5. Case # 21-RW-09 Right of Way Vacation

The applicant is requesting to vacate the first alley southeast of East St from Selma Rd northeast for approximately 150'. (Alley near 748 Selma Rd.)

DISCUSSION
& ACTION

6. Case # 21-RW-10 Right of Way Vacation

The applicant is requesting to vacate a 10' alley way to the south of subject property. (Alley behind 31-37 E High St or the Wren Building)

DISCUSSION
& ACTION

8. Board Comments

DISCUSSION

9. Staff Comments

DISCUSSION

10. Adjourn - Next meeting December 13, 2021

ACTION

2021 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024
Lorin M Wear III	03/30/2024

CITY PLANNING BOARD
Springfield, Ohio
Monday, September 13, 2021
7:00 P.M.
City Hall Forum
Meeting Minutes
(Summary Format)

Chair Person Mr. Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Brown-Worthington, Ms. Peg Foley, Ms. Christin Brown, Mr. Lorin Wear, Mr. Charles Harris, Ms. Katheryn Lewis-Campbell, Ms. Amanda Fleming, and Mr. Jack Spencer.

MEMBERS ABSENT: Mr. Alex Wendt and Ms. Trisha George.

OTHERS PRESENT: Ms. Vaidehe Agwan, Planning, Zoning Administrator, Ms. Cheyenne Shuttleworth, Administrative Assistant and other interested parties.

SUBJECT: Meeting minutes approval – July 12, 2021

Mr. Spencer asked for a motion to approve the minutes.

Ms. Brown-Worthington made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were approved by voice vote.

SUBJECT: Meeting minutes approval – August 9, 2021

Mr. Spencer asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Mr. Brown-Worthington.

The minutes were approved by voice vote.

Case # 21-RW-06 Right of Way Vacation Request to vacate S Murray St. from E. Main St. south to the intersection of Section St. Section St. from Penn St. east approximately 395' to dead end.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan.

Ms. Fleming stated the property looked like a salvage yard but questioned if the applicant had a salvage yard license.

Ms. Agwan stated that was correct.

Ms. Fleming explained she drove by the property and stated the cars were blocking the ally that the applicant wished to vacate.

Ms. Agwan stated that was correct and showed on the map where the ally vacation would be.

Mr. Spencer asked if there were two actions being presented, the ally vacation and rezoning the property.

Ms. Agwan explained the action presented was to vacate the ally.

Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked if the applicant or applicant's agent wished to speak.

Mr. George Leibold, 812 Champion, Springfield, OH.

Mr. Leibold explained that he owned all the surrounding property around the ally. Mr. Leibold explained he blocked the ally with the cars because of crime. Mr. Leibold explained he had made numerous police reports. Mr. Leibold explained vacating the ally would help with alleviating the crime issues and would help clean the property up. Mr. Leibold explained he had owned the property since the seventy's. Mr. Leibold explained the city was aggravated with the property and buildings conditions. Mr. Leibold explained the mess was made to keep the thieves in check but ultimately did not work so they installed numerous cameras. Mr. Leibold explained the city had told him that nothing would be approved until the property was completely cleaned up. Mr. Leibold explained he would clean the property up but would not be getting rid of everything because he needs a lot of it to run his business. Mr. Leibold explained he had drawings to show his ideas of his plans for the property. Mr. Leibold stated he planned to add a nice fence and possibly a building if the ally was vacated.

Mr. Spencer stated the city managers officer is recommending denial but questioned if the staff was recommending approval.

Ms. Agwan stated that was correct, the staff was recommending approval.

Ms. Fleming questioned if the property ran along the bike path.

Mr. Leibold stated that was incorrect, the railroad was between his property and the bike path.

Ms. Fleming stated the property could be seen from the bike path and she understood why the city was upset with how the property looked, it did not look good. Ms. Fleming explained her

concerns were the amount of cars, not having a salvage yard license, the soil content, and the overall look of the property. Ms. Fleming explained vacating the ally would give the applicant more property and the condition of the property as it sits, looks terrible. Ms. Fleming explained she had seen a lot of salvage yards and they can be done in a proper manner. Ms. Fleming stated the property was not zoned to be a salvage yard.

Mr. Leibold explained all the crime that was happening on his properties. Mr. Leibold stated some crimes involved breaking windows and popping tires. Mr. Leibold stated then the city would issue orders to remove the Junk Vehicles from his car lot. Mr. Leibold explained he had several hardships and losses in the family that set him behind. Mr. Leibold explained he was better and had big plans to clean up the property, including a half a million dollar building and a large parking lot. Mr. Leibold stated he went to the city and asked about a parking lot and was told the curbs, gutters and sidewalks would be an issue. Mr. Leibold explained the property was a dump before he acquired the property. Mr. Leibold stated he put a lot of work into the properties over the past forty five years.

Mr. Spencer asked if the board had any further questions for the applicant.

Mr. Zach Harvey, Attorney for Mr. Leibold.

Mr. Harvey explained the application was to vacate an ally and not the city's code enforcement hearing. Mr. Harvey explained those issues were completely separate from the request. Mr. Harvey state the one objection came from the code enforcement.

Ms. Agwan stated the objection was from the city mangers office.

Mr. Harvey corrected himself and stated the objection was from the city manager's office. Mr. Harvey explained one issue was that the applicant was running an unlicensed salvage yard. Mr. Harvey that was not only a question of fact but a question of law and it was not for that body to decide. Mr. Harvey stated he could personally attest that ninety percent of the vehicles shown on the picture near the vacated ally were gone but could not speak to what was near the bike path. Mr. Harvey explained part of the reason the applicant would like the ally vacated was to fence the area in and provide better security. Mr. Harvey stated the city had not maintained the ally except to put a water line in. Mr. Harvey explained the applicant had made a lot of progress to clean the property up. Mr. Harvey asked the board to consider approving the ally vacation being that the only objection was from the city manager's office and the grounds for the objection is completely irrelevant.

Ms. Foley asked if a code violation had anything to do with an ally vacation.

Ms. Agwan stated it had nothing to do with the vacation of the ally.

Ms. Fleming asked if there had been any feedback from the surrounding neighbors.

Ms. Agwan stated she did not receive any feedback regarding the ally vacation.

Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer explained he had previously represented Mr. Leibold and would be abstaining from voting on the matter because it would be a conflict of interest. Hearing no more questions, Mr. Spencer asked for a motion.

MOTION: Motion by Mr. Harris to approve Case # 21-RW-06 Right of Way Vacation Request to vacate S Murray St. from E. Main St. south to the intersection of Section St. Section St. from Penn St. east approximately 395' to dead end. Seconded by Mr. Wear.

YEAS: Ms. Lewis-Campbell, Mr. Wear, Mr. Harris and Ms. Foley.

NAYS: Ms. Fleming and Ms. Brown-Worthington.

ABSTAIN: Mr. Spencer

Motion approved.

Case # 21-Z-15 Rezoning Request to rezone parcel #s 3400700030212005 and 3400700030212006 at 1783 & 1785 N Belmont Ave to OPD-H district to develop a 4 unit apartment to serve 4 individuals with developmental disabilities, providing them with independent living.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan. Hearing none, Mr. Spencer asked if the applicant or applicant's agent wished to speak.

Ms. Robin Short, Executive Director of Housing Connection of Clark County.

Ms. Short explained she had been the executive director of The Housing Connection of Clark County for almost fourteen years. Ms. Short explained they had development multiple new construction properties since she joined the team. Ms. Short explained the properties had improved all the neighborhoods. Ms. Short explained they had twenty-four seven maintenance staff that keep the properties maintained. Ms. Short explained most properties have staffing to assist the individuals living on the premises. Ms. Short explained they enjoyed working with new construction with CTC students. Ms. Short hopes for the development to be the first of many to come and to help individuals live independently. Ms. Short stated it could open up a lot of opportunities.

Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked if anyone else wished to speak.

Ms. Patricia Rockfield, 1805 North Belmont. Springfield, OH.

Ms. Rockfield explained she had questions. Ms. Rockfield stated she was the only one that received a post card in the neighborhood and it had been explained that she received the post card because she lived in the 200 foot radius of the property. Ms. Rockfield explained she had lived in her house for fifty-one years. Ms. Rockfield asked what kind of privacy she should

expect from a multiple dwelling.

Ms. Short stated she did not understand the question and asked if she was meaning fencing.

Ms. Rockfield stated there would be more activity with multiple dwellings and wanted to know if there would be any separation or privacy going up.

Ms. Short explained there would be shared staffing for all four units. Ms. Short explained as far as privacy, they would not be opposed to putting up a privacy fence. Ms. Short explained they would make the property look nice and they wanted privacy for the individuals living there as well. Ms. Short explained they wanted the individuals to feel comfortable walking out on their patios without onlookers.

Ms. Rockfield explained her property looks directly onto the patios and that she would appreciate the privacy as well.

Ms. Short explained they would be furthest from that property line but felt they could do something to assure privacy.

Ms. Rockfield stated that would be appreciated. Ms. Rockfield stated she had further questions. Ms. Rockfield explained over several years she had contacted the city about trees on the property. Ms. Rockfield explained the city forestry department had deemed them dead and dangerous. Ms. Rockfield explained the city had removed around five to six trees.

Mr. Spencer explained that was a separate issue from what the applicant was applying for. Mr. Spencer suggested talking with the applicant outside of the meeting about the tree concerns. Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to approve Case # 21-Z-15 Rezoning Request to rezone parcel #s 3400700030212005 and 3400700030212006 at 1783 & 1785 N Belmont Ave to OPD-H district to develop a 4 unit apartment to serve 4 individuals with developmental disabilities, providing them with independent living. Seconded by Mr. Harris.

YEAS: Ms. Lewis Campbell, Mr. Wear, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. Brown-Worthington, and Mr. Spencer.

NAYS: None.

Motion approved.

Case # 21-Z-16 Rezoning Request to rezone parcel #s 3400700033426009, 3400700033426010, 3400700033426011, 3400700033426012, 3400700033426013, 3400700033426019, 3400700033426020, 3400700033426021, 3400700033426022, 3400700033426023, 3400700033426024, 3400700033426025, 3400700033425022, 3400700033425023, 3400700033425024, 3400700033425025, along Superior Ave. and Huron Ave. to CN-2, Neighborhood Commercial District.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan. Hearing none, Mr. Spencer asked if the applicant or applicant's agent wished to speak.

Mr. Mike Adamson, 3139 East Leffel Lane. Springfield, OH.

Mr. Adamson he was the Modernization and Procurement Administrator for the Springfield Metropolitan Housing Authority. Mr. Adamson explained their current location was approximately 12,000 square feet and they had been leasing. Mr. Adamson explained they wished to build a new building on the land that they owned. Mr. Adamson explained the location was in Lincoln Park and along a bus route which would make it easier for citizens to get to their location.

Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to approve Case# 21-Z-16 request to rezone six parcels along Superior Avenue and Huron Avenue to CN-2, Neighborhood Commercial District. Seconded by Ms. Brown-Worthington.

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. George, Ms. Worthington, Mr. Wear, and Mr. Spencer.

NAYS: None.

Motion approved.

Case # 21-RW-07 Right of Way Vacation Request to vacate alley starting from E Leffel Ln and running parallel to Superior Ave and Huron Ave, and to vacate the alley between parcel #s 3400700033426020 and 21 and ending at Huron Ave.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan.

Ms. Fleming asked if the applicant was aware of the Ohio Edison issue.

Mr. Adamson stated he was unaware of the concern but did know about moving a pole.

Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Brown-Worthington to approve Case # 21-RW-07 Right of Way Vacation Request to vacate alley starting from E Leffel Ln and running parallel to Superior Ave and Huron Ave, and to vacate the alley between parcel #s 3400700033426020 and 21 and ending at Huron Ave. Seconded by Mr. Harris.

YEAS: Ms. Lewis Campbell, Mr. Wear, Mr. Harris, Ms. Fleming, Ms. Foley, Ms. Brown-Worthington, and Mr. Spencer.

NAYS: None.

Motion approved.

SUBJECT: Board Comments.

Board members discussed having a training session.

SUBJECT: Staff Comments.

None.

SUBJECT: Adjournment

Motion to adjourn by Ms. George. Seconded by Ms. Fleming.

Approved by voice vote. Adjourned at 7:54 P.M.

Mr. Jack Spencer, Chairperson.

Mr. Alex Wendt, Vice-Chairperson

CITY PLANNING BOARD TRAINING SESSION

**Springfield, Ohio
Monday, October 5, 2021**

5:00 P.M.

City Hall Forum
Power Point Presentation

Chair Person Mr. Jack Spencer called the meeting to order at 5:20 P.M.

MEMBERS: Ms. Peg Foley, Ms. Amanda Fleming, and Mr. Jack Spencer.

MEMBERS ABSENT: Ms. Christin Brown-Worthington, Mr. Lorin Wear, Mr. Charles Harris, Ms. Katheryn Lewis-Campbell, Ms. Trisha George and Mr. Alex Wendt.

OTHERS PRESENT: Mr. Stephen Thompson, Deputy Director of Community Development, Mr. Mark Ross, Assistant Law Director, Ms. Vaidehe Agwan, Planning, Zoning Administrator, Ms. Cheyenne Shuttleworth, Administrative Assistant.

SUBJECT: TRAINING SESSION Q & A

Below you will find the City Plan Board informational training power point provided verbatim.

What is planning board?

- Regulated by Springfield Codified Ordinance Chapter 157.
- Recommending body to the City Commission.
- Hears cases and weighs what is presented by staff and what is presented by an applicant.
- Makes a recommendation that meets the objective of the city commission.

Power & Duties

- **Final Authority**
 - Lot split variances.
 - Subdivision Plats.
- **Recommendations**
 - Rezoning Cases.
 - Amending CC-2A plans and other planned developments.
 - Right of way vacations.
 - Zoning Text Amendments.
 - Approving developments with more than 24 dwelling units.
 - Street renaming.

Meeting Procedure

- Follow agenda prepared by staff.

- Follow Robert's Rules of Order to conduct business.
- All motions made in the affirmative.

Case Types

- Lot split variances.
- New lots that don't conform to subdivision regulations of Chapter 12.
- Subdivision Plats.
- New plats.
- Rezoning.
- Regulates land use.
- Right of way vacations.
- Public property becomes private.
- Amending approved site plans.
- Others.
- Street naming.

What to consider.

- Staff report & recommendation.
- Statements made by applicant and other interested parties.

Meeting adjourned at 6:30.

CITY PLANNING BOARD

Springfield, Ohio

Monday, October 11, 2021

7:00 P.M.

City Hall Forum

Meeting Minutes

(Summary Format)

Chair Person Mr. Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Peg Foley, Mr. Lorin Wear, Mr. Charles Harris, Ms. Katheryn Lewis-Campbell, Ms. Trisha George, Ms. Amanda Fleming, Mr. Alex Wendt and Mr. Jack Spencer.

MEMBERS ABSENT: Ms. Christin Brown-Worthington.

OTHERS PRESENT: Ms. Vaidehe Agwan, Planning, Zoning Administrator, Ms. Cheyenne Shuttleworth, Administrative Assistant and other interested parties.

Case # 21-Z-17 Rezoning Request for an OPD-H District overlay to rezone parcel #s 3400700029100016, 3400700029100018, 3400700029100020, 3400700029100022 and 3400700029100023 at Winton Pl. and Rodgers Dr. in a RS_8 District, for developing 8-units of housing facing Winton Place.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan. Hearing none, Mr. Spencer asked if the applicant or applicant's agent wished to speak.

Mr. Clay Chester, owner of Premier Property Sales, 25 West Home Road. Springfield, OH.

Mr. Chester explained they had already developed the north and south sides of the neighborhood block. Mr. Chester explained the lots on Winton Place were land locked due to not having utilities on the west side of the block. Mr. Chester explained the city brought a bigger sewer line up Rodgers Drive to feed the four lots. Mr. Chester explained that four houses were going to go on the Rodgers Drive side but they could not justify running utilities to the Winton Place side. Mr. Chester explained to avoid having a vacant lot the best option would be to add multi housing units and provide off street parking for the units. Mr. Chester explained it would help with the housing need in Springfield.

Ms. Fleming asked if the applicant planned to work with the city on the fire issue.

Mr. Chester stated they would work with the city to resolve any issues.

Mr. Spencer asked if the motivation for the two, four unit housing was due to utilities.

Mr. Chester stated that was correct and that it would be more cost effective and alleviate housing issues in Springfield.

Mr. Jade Pittman, 736 East Northern. Springfield, OH.

Mr. Pittman questioned if there would be any type of fencing or screens from the parking lot because there backyard would butt up with the parking lot or drive.

Mr. Chester explained that he planned to maintain the property and planned to add some sort of screening. Mr. Chester stated that he did not plan to sell the properties, he would be managing them and they would be really nice.

Mr. Spencer asked if the board had any further questions. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing no more questions, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to approve Case # 21-Z-17 Rezoning Request for an OPD-H District overlay to rezone parcel #s 3400700029100016, 3400700029100018, 3400700029100020, 3400700029100022 and 3400700029100023 at Winton Pl. and Rodgers Dr. in a RS_8 District, for developing 8-units of housing facing Winton Place. Seconded by Mr. Wendt.

YEAS: Ms. Lewis-Campbell, Mr. Wear, Mr. Harris, Ms. Fleming, Ms. George, Ms. Foley, Mr. Wendt and Mr. Spencer .

NAYS: None.

ABSTAIN: None.

Motion approved.

Case # 21-Z-18 Rezoning Request to rezone parcel 3400700034310011 at 905 S Lowry Ave to CN-2 Neighborhood Commercial District to use existing structure as a deli.

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan.

Mr. Steven Jackson, 626 Dayton Avenue. Springfield, OH.

Mr. Jackson explained he had put a lot of work into the property since the picture provided was taken. Mr. Jackson explained he wanted to turn the building into a deli for him and his daughter to have something together. Also, he wanted to provide a local food option for the community since the grocery store was shut down. Mr. Jackson explained he had planned to open the deli right after the store closed but the corona virus set his plans back. Mr. Jackson stated when he bought the property, he thought it was zoned for business out the zoning had been changed to

residential for tax purposes.

Ms. Fleming stated she drives by the property all the time and it looks great. Ms. Fleming stated she was excited to see what the plans were for the building and plan to support the business if approved.

Mr. Jackson explained everything he had updated on the property and stated he wanted to bring value back into the property and community.

Mr. Spencer asked if the board had any further questions. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing no more questions, Mr. Spencer asked for a motion.

MOTION: Motion by Mr. Wendt to approve Case # 21-Z-18 Rezoning Request to rezone parcel 3400700034310011 at 905 S Lowry Ave to CN-2 Neighborhood Commercial District to use existing structure as a deli. Seconded by Ms. Fleming.

YEAS: Ms. Lewis-Campbell, Mr. Wear, Mr. Harris, Ms. Fleming, Ms. George, Ms. Foley, Mr. Wendt and Mr. Spencer .

NAYS: None.

ABSTAIN: None.

Motion approved.

Case # 21-RW-08 Right of Way Vacation Request to vacate the first Alley SW of Jasper St from Lagonda Ave SE to the 1st intersecting alley. (Address: 1631 Lagonda Ave.)

Ms. Agwan gave the staff report.

Mr. Spencer asked if the board had any questions for Ms. Agwan.

Ms. George asked if there was a document from the neighbors stating they were ok with the alley vacation.

Ms. Agwan stated that was correct.

Mr. Richard Rodgers, 1631 Lagonda Avenue. Springfield, OH.

Mr. Rodgers explained the alley ran along his property and 1629 Lagonda Avenue. Mr. Rodgers stated the alley was nine feet wide. Mr. Rodgers explained at the very back of the property there is an asphalt area. Mr. Rodgers explained he had two detached garages at the back of the property, on the other side there was a shop his father built. Mr. Rodgers explained the building was not used for cars. Mr. Rodgers explained 917 Jasper Street would still have access to park on their property and they were in agreement to vacate the alley. Mr. Rodgers explained a lot of traffic had been coming through due to 1629 being a rental to Hattians. Mr. Rodgers explained there are a lot of drivers coming to pick them up. Mr. Rodgers explained the

drivers do not know how to drive very well and he has had damages to his home. Mr. Rodgers explained there would be private from all three alleys that use the alley and everyone was in agreement. Mr. Rodgers explained he had turned in the easement agreement to Ms. Agwan and all the neighbors had signed it.

Ms. Fleming explained when an alley was vacated, it was divided down the middle and awarded to each property owner. Mr. Fleming asked if the applicant understood.

Mr. Rodgers stated he was not aware of only getting half of the alley. Mr. Rodgers stated that was fine. Mr. Rodgers explained a gate was going to be put up that the neighbors would have access too. Mr. Rodgers explained it would be private. Mr. Rodgers explained where the gate would be.

Ms. Fleming stated the gate could not be put up unless both neighbors agree.

Mr. Rodgers stated all the neighbors were in agreeance.

Mr. Spencer asked if the alley was maintained by the city.

Ms. Agwan stated she was unsure.

Mr. Rodgers explained his father had bought the properties in 1941 and he bought the house he lives at in 1978, he had never seen the city maintain the alley. Mr. Rodgers explained in 65 years he had never seen a city employee do anything in the alley.

Mr. Spencer asked who prepared the easement.

Mr. Rodgers stated he prepared the easement.

Mr. Spencer questioned if the easement would go through legal.

Ms. Agwan stated that was correct.

Mr. Spencer explained the easement document was not an easy one to prepare and the applicant may have to seek advice from an attorney.

Ms. George stated she was not understanding why the alley needed to be vacated.

Mr. Spencer explained the public use would be taken away and only shared with the adjoining neighbors.

Ms. George asked if the gate was for the applicant and the neighbors.

Mr. Rodgers stated that was correct.

Ms. Agwan explained the alley being vacated would split the alley. Ms. Agwan explained the

easement agreement would prevent any trespassing from the neighbors because the easement would give them access to the alley.

Mr. Spencer state he felt the easement should be reviewed by the legal department.

Mr. Rodgers explained he was told the city did not provided an easement agreement and it was suggested that he write up a detailed agreement and get the signatures from the neighbors.

Mr. Wendt asked if the city staff planned to assist with formatting the document.

Ms. Agwan stated that was correct.

Mr. Wendt asked if the case would go in front of the commission.

Ms. Agwan stated that was correct.

Ms. Fleming explained alley were undervalued and that she understood sometimes it was a need. Ms. Fleming explained she thinks about future ownership and if the alley being vacated would affect them. Ms. Fleming explained she was thankful the neighbors were in agreeance.

Mr. Spencer asked if there were any further questions from the board. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing no more questions, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. George to approve Case # 21-RW-08 Right of Way Vacation Request to vacate the first Alley SW of Jasper St from Lagonda Ave SE to the 1st intersecting alley (Address: 1631 Lagonda Ave). Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Mr. Wear, Mr. Harris, Ms. Foley, Mr. Wendt and Mr. Spencer .

NAYS: Ms. George.

ABSTAIN: Ms. Fleming.

Motion approved

SUBJECT: Board Comments.

Board members discussed the training session.

SUBJECT: Staff Comments.

None.

SUBJECT: Adjournment

Motion to adjourn by Ms. George. Seconded by Ms. Fleming.

Approved by voice vote. Adjourned at 7:35 P.M.

Mr. Jack Spencer, Chairperson.

Mr. Alex Wendt, Vice-Chairperson

Agenda Item # 4
Code Amendment
for CB-10



Community Development Department

TO: CITY COMMISSION
FROM: VAIDEHE AGWAN, CITY PLANNER
SUBJECT: ZONING TEXT AMENDMENT – CHAPTER 1120 – CB-10, CENTRAL BUSINESS DISTRICT
DATE: SEPTEMBER 27, 2021

Staff is recommending the amendment of Chapter 1120, CB-10, Central Business District, 1120.03. Staff recommends a new use be added to the existing provisional uses listed under Chapter 1120.03 as permitting “residential development on ground floor, provided dwellings are not street facing”. The current definition list of provisional uses includes residential development above ground floor. The current definition of principal permitted uses includes dwelling, single family attached.

With current housing market demands, a combination of residential dwellings on ground and above ground floor would address the need and supply of housing units within commercial business district. Adding the new provisional use definition would ease zoning restrictions and make efficient use of structures, while providing flexibility to incorporate housing throughout structures in a commercial business district.

Under the new definition, the residential units on ground floor would not face any major street and would essentially be at rear of structure while the front of structure remains commercial use. Furthermore, a main pedestrian entrance to the building could be provided from any major streets.

The new definition will bring in an adaptive reuse of existing structures and enhance the character of the area. The purpose of a central business district is to accommodate a wide range of retail, office, and service uses. With the provision of residences not facing the street, this district would reach its full potential in creating a high intensity, compact and pedestrian oriented development or redevelopment of parcels. The proposed amendment would open avenues to reimagine spaces within downtown and reduce the perception of downtown being vacant and an unsafe space after office hours. This amendment also aligns with the City Commission’s goal to support new housing.

CHAPTER 1120
CB-10 Central Business District

- 1120.01 Purpose.
- 1120.02 Principal uses permitted.
- 1120.03 Provisional uses permitted.
- 1120.04 Conditional uses permitted.
- 1120.05 Accessory uses permitted.
- 1120.06 General provisions.
- 1120.07 Special provisions.

1120.01 PURPOSE.

The Central Business District is intended to be the high intensity, compact, pedestrian oriented shopping, office, service, and entertainment area of the community. Development and redevelopment within this district should be compact to intensify usable commercial spaces while increasing the availability of open spaces, plazas, or pedestrian ways. The district is intended to accommodate a wide range of retail, office, and service uses. Automobile and truck oriented uses, as defined in this code, are not permitted except as otherwise provided. Consolidated off- street loading and service facilities should be provided wherever practical with access to be provided from public service alleys or courts. It is intended that on-street parking facilities be publicly provided and off-street accessory parking be allowed only as a conditional use. Residential development above the ground floor in this district is encouraged as a provisional use.

1120.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Business service establishment, except a drive-in facility.
- (b) Hotel and motel.
- (c) Meeting hall.
- (d) Office use allowed in the CO-1 district.
- (e) Personal service establishment, except a drive-in facility.
- (f) Museum and art gallery.
- (g) Retail establishment other than a drive-in facility.
- (h) Theater.
- (i) Financial institution.
- (j) Restaurant.
- (k) Dwelling, Single-Family Attached.

(Ord. 18-209. Passed 8-14-18.)

1120.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Residential development above the ground floor.

(Ord. 02-177. Passed 4-16-02.)

(b) Residential development on the ground floor, provided the dwellings are not street facing.

- (b) Microbottler, provided that the following conditions are met:

- (1) The production and packaging area shall not exceed 15,000 square feet.
 - (2) Microbottlers shall provide a tap room of at least 500 square feet that is oriented to the street or main pedestrian entrance of the building.

- (3) The tap room shall be open for business at least ten (10) hours each week.

(Ord. 15-41. Passed 2-17-15.)

1120.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Day-care center.
- (b) Club.
- (c) Commercial recreational use.
- (d) Drive-in facility for a financial institution.
- (e) Off-street parking and loading subject to the provisions of Chapters 1153.
- (f) Public utility or public use subject to the requirements of Chapter 1135.
- (g) Religious institution.
- (h) School, specialized private instruction.
- (i) Community center, subject to the requirements of Chapter 1135.

1120.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space, provided the space shall not exceed 40 percent of the total floor area for the principal use and storage area.

1120.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1120.07 SPECIAL PROVISIONS.

None.

Agenda Item # 5
Case# 21-RW-09
Right of Way Vacation

STAFF REPORT

TO: City Planning Board

DATE: November 5, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #21-RW-09

GENERAL INFORMATION:

Applicant: Amber Weaver, 4 AWES II LLC DBA Cold Spot II, 748 Selma Rd, Springfield, Ohio 45505.

Requested Action: Request to vacate the first alley southeast of East St from Selma Rd northeast for approximately 150'. (Alley near 748 Selma Rd.)

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: October 11, 2021

RETURNED REPORTS:

Columbia Gas: No objections. No known equipment/facilities in the proposed alleys.

Spectrum: No objections. Has equipment in alley which may require easement rights.

AT&T: No objections.

Ohio Edison: No objections.

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Recommends approval.

City Building Department: Recommends approval.

City Police Department: Recommends approval.

City Planning/ Zoning Department: Recommends approval.

STAFF RECOMMENDATION:

The owner/ applicant wants the vacated alley space to put a new fence and to have a wider entrance.

Staff recommends approval of request to vacate alley.

ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments

[illegible]

21- RW-09 Alley Vacation 748 Selma Rd.





FOR OFFICE USE ONLY

Case #: 21-140

Date Received: _____

Received by: _____

Application Fee: \$ _____

Review Type: _____

☐ Admin ☐ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT


1. Application Type & Project Description (attach additional information, if necessary):
To vacate strip of alley so I can put up a new fence. Had to widen the turn to the entrance. please.
2. Address of Subject Property: 748 Selma Rd
3. Parcel ID Number(s): 3400700028306028
4. Full legal description attached? ☐ yes ☐ no
5. Size of subject property: _____
6. Current Use of Property: Commercial
7. Current Zoning of Property: Commercial

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner
☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)
2. Name of Applicant(s) or Contact Person(s): Amber Weaver
- Title: owner

Company (if applicable): 4 AWES IF LLC, DBA The Cold SPOT IIMailing address: 748 Selma RdCity: Springfield State: OH ZIP: 45505Telephone: 937 896-7109 Fax: () _____Email: aweaveroffice@gmail.com



 Planning & Zoning

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
Right-of-Way Vacation Application

Date Oct 11, 2021

Applicant Name: 4 AWES II LLC, DBA The Cold SPOT II

Address: 748 Selma Rd

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B - Had to expand curve for a wider Entrance.

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

Amber Weaver
Signature

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Right-of-Way Vacation Application with attachments listed below.
- ☐ General Application
- ☐ \$90 (res.) or \$180 (comm.) Fee (must be submitted with the application).
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
 - Exhibit A: A plot plan is to be attached which indicates the right-of-way to be vacated, the adjoining properties, and their owners.
 - Exhibit B: State the reasons for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed).
 - Exhibit C: If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing

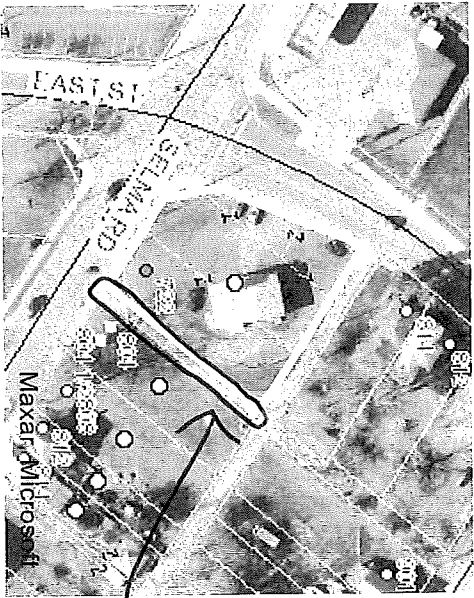
Fees must be submitted at the time of application.



Clark County GIS - John S. Federer
- (937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Monday, October 11, 2021

Parcel Report



Code D	Area
034 R	1508
C11 A	13400*

25	25
RETAIL STORE (1508)	
25	25

Base Data

Parcel Number: 3400700028306028
Owner Name: VAM UNLIMITED LLC
Property Address: 748 SELMA RD, SPRINGFIELD 45505
Percent Owned %: 100

Valuation

Appraised Assessed (35%)
Land Value: \$52,000.00\$18,200.00
Building Value:\$43,780.00\$15,320.00
Total Value: \$95,780.00\$33,520.00
CAUV Value: \$0.00
Taxable Value: \$33,520.00

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	150 * 150	150	0.516	22,500	\$52,000.00
Land Totals					
Effective Total Acres	0.516				
Effective Total Square Footage	22,500				
Total Value	\$52,000.00				

Legal

Neighborhood: 340C1000 Legal Acres: 0.00
Legal: N E COR EAST 429 OTHER
Description: & SELMA RD RETAIL
STRUCTURES

Map Number: 0028-03

Class: C

Tax Credits

Homestead Exemption: No
2.5% Reduction: No

GUARANTY OF LAND INSTALLMENT CONTRACT

This Guaranty to VAM UNLIMITED LLC, an Ohio limited liability company, ("Seller") is made this 24th day of February, 2020, by the undersigned guarantors, Aaron Weaver and Amber Weaver ("Guarantors"), under the following circumstances:

- A. Seller is executing a LAND INSTALLMENT CONTRACT for sale of real estate at 748 Selma Rd., Springfield, Ohio to 4 AWES II LLC, ("Purchaser"), an Ohio limited liability company, of which Guarantors are the members.
- B. To induce Seller to enter into the Contract, Seller requires the performance of Purchaser's obligations be guaranteed as provided below.
- C. Guarantors are willing to guarantee the performance of the Purchaser's obligations.

NOW, THEREFORE, in consideration of execution of the LAND INSTALLMENT CONTRACT between Seller and Purchaser, the Guarantors guarantee (a) that Purchaser will pay when due all of the sums payable by Purchaser as specified in the Land Installment Contract and (b) that Purchaser will perform and comply with all the obligations provided for in the Land Installment Contract at the time and in the manner set forth in the Land Installment Contract.

Any extension of time for payments due or renewals granted by Seller, or any extensions of time for the performance of any agreements or any other indulgence which may be granted to Purchaser by Seller shall not release the Guarantors from the liability on this Guaranty. All settlements, compromises, and agreed balances made in good faith between Seller and Purchaser shall be binding on the Guarantors. Any notice given to Purchaser shall be effective as though also given to the Guarantors. Notice of acceptance of this Guaranty by Purchaser is waived.

EXECUTED this 24th day of February, 2020.

Amber Weaver
Amber Weaver

Aaron Weaver
Aaron Weaver

STATE OF OHIO, COUNTY OF CLARK, SS:

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by **Aaron Weaver and Amber Weaver**. No oath or affirmation was administered with regard to this notarial act.



BREANNE N. PARCELS
Attorney At Law
Notary Public, State of Ohio
My commission does not expire
pursuant to Sec. 147.03 O.R.C.

[Signature]
Notary Public, State of Ohio



DATE
10/17/2019

DOCUMENT ID
201928802250

DESCRIPTION
DOMESTIC FOR PROFIT LLC - ARTICLES OF
ORG (LCP)

FILING
99.00

EXPED
0.00

CERT
0.00

COPY
0.00

Receipt

This is not a bill. Please do not remit payment.

LAW FIRM
520 EAST RICH STREET
COLUMBUS, OH 43215

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Frank LaRose
4392432

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

4 AWES II, LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG
Effective Date: 10/15/2019

Document No(s):

201928802250



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
17th day of October, A.D. 2019.

Ohio Secretary of State

BILL OF SALE

February 24, 2020

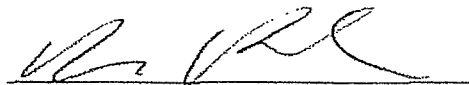
The undersigned Grantor, M&R Amusements, Inc. of Springfield, Ohio, an Ohio corporation, for the consideration of \$160,000.00 paid by 4 AWES II, LLC, an Ohio Limited Liability Company, of Springfield, Ohio, the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and deliver unto the said Grantee all Assets described in that certain Definitive Asset Purchase Agreement entered into between the Grantor and Grantee on February 24, 2020.

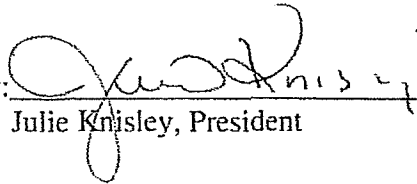
Said Grantor hereby covenants to and with said Grantee that said Grantor is the lawful owner of the above described goods, chattels and effects, and has good right to sell the same as aforesaid; that the same are free and clear from all encumbrances whatsoever, and that said Grantor will warrant and defend the same against all lawful claims and demands whatsoever.

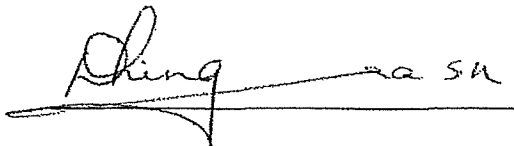
IN WITNESS WHEREOF, the name of said Grantor is hereunto subscribed by Julie Knisley under her authority as President of the Grantor.

Signed and delivered
in the presence of:

M&R Amusements, Inc.



By: 
Julie Knisley, President



Agenda Item # 6
Case# 21-RW-10
Right of Way Vacation

STAFF REPORT

TO: City Planning Board

DATE: November 5, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #21-RW-10

GENERAL INFORMATION:

Applicant: Darren Cotter, the Turner Foundation, 4 W Main St STE 800, Springfield, Ohio. 45502

Requested Action: The applicant is requesting to vacate a 10' alley way to the south of subject property. (Alley behind 31-37 E High St or the Wren Building)

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: October 12, 2021

RETURNED REPORTS:

Columbia Gas: No objections. No known facilities in alley.

Spectrum: No objections. No known facilities in alley.

AT&T: No objections.

Ohio Edison: Ohio Edison has facilities in this alley that provide service to the old Theatre just South of this location. Ohio Edison will require access to maintain these facilities.

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Recommends approval.

City Building Department: Recommends approval.

City Police Department: Recommends approval.

City Planning/ Zoning Department: Recommends approval.

STAFF RECOMMENDATION:

The owner/ applicant wants the vacated alley for private use to provide parking.

Staff recommends approval of request to vacate alley.

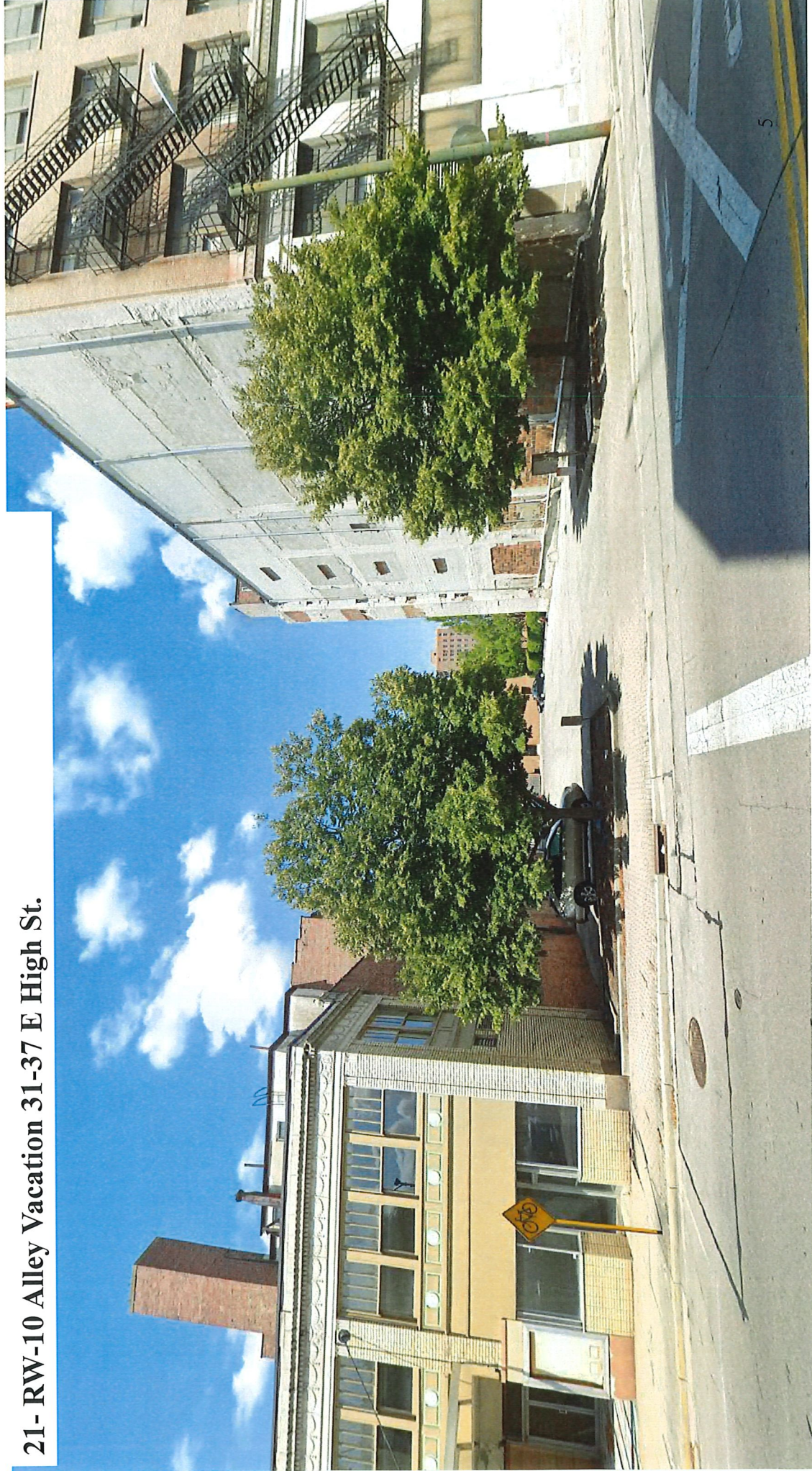
ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments

21- RW-10 Alley Vacation 31-37 E High St.



21- RW-10 Alley Vacation 31-37 E High St.



**FOR OFFICE USE ONLY**

Case #: _____
Date Received: _____
Received by: _____
Application Fee: \$ _____
Review Type:
☐ Admin ☐ CPB ☐ BZA

GENERAL APPLICATION**A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):

The purpose of this application is to formally request vacating the 10' alley
right-of-way to the south of the subject property.

21-29 E High St, 31 - 37 E High St,

2. Address of Subject Property: 113 S Limestone St, 115 S Limestone St.

#3400700034111003, #3400700034111004,

3. Parcel ID Number(s): #3400700034111005, #3400700034111002

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: 0.698 acres, 30,403sf

6. Current Use of Property: Vacant Building, Parking

7. Current Zoning of Property: CB-10 Central Business District

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Daren Cotter

Title: Chief Financial Officer

Company (if
applicable): The Turner Foundation

Mailing address:
4 W Main St STE 800

City: Springfield State: OH ZIP: 45502

Telephone: (937) 325-1300 Fax: () _____

Email
dcotter@hmtturnerfoundation.org

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Wren Building Partners, LLC.

Mailing Address: 4 W Main St STE 800

City: Springfield State: OH ZIP: 45502

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**


Signature of Applicant

Signature of Co-applicant

Daren J. Cotter v.p.
Typed or printed name and title of applicant

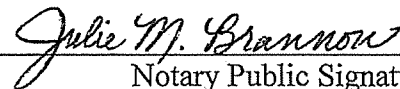
Typed or printed name of co-applicant

State of Ohio
County of Clark

The foregoing instrument was acknowledged before me this 12th day of
October, 2021

by Daren Cotter (name of person acknowledged).

(seal)


Notary Public Signature

My commission expires: May 29, 2022



JULIE M. BRANNON
Notary Public, State of Ohio
My Commission Expires
May 29, 2022



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
Right-of-Way Vacation Application

Date 10/04/2021

Applicant Name: Wren Building Partners, LLC.

Address: 4 W Main St STE 800 Springfield, OH 45502

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

 V.P.
Signature

THE TURNER FOUNDATION



Our Mission: To Enhance the Quality of Life in the Greater Springfield - Clark County Community through Artistic, Educational, Environmental, Recreational, Family, Healthcare, Historic Preservation, Community Beautification and Revitalization Initiatives.

www.hmtturnerfoundation.org

4 W. Main St., Suite 800
Springfield, OH 45502
Tel: 937-325-1300
Fax: 937-325-0100

October 4, 2021

City of Springfield – Planning & Zoning Department
76 E. High St.
Springfield, OH 45502

Right-of-Way Vacation – 21-29 E High Street & 115 Limestone St

Wren Building Partners, LLC is seeking to formally request vacating the alley right-of-way to the south of 21-29 E High Street and 115 Limestone St parcel #3400700034111002 & #3400700034111005. The 10' alleyway runs east to west and is bound by Primrose Alley to the west and Limestone Street to the east.

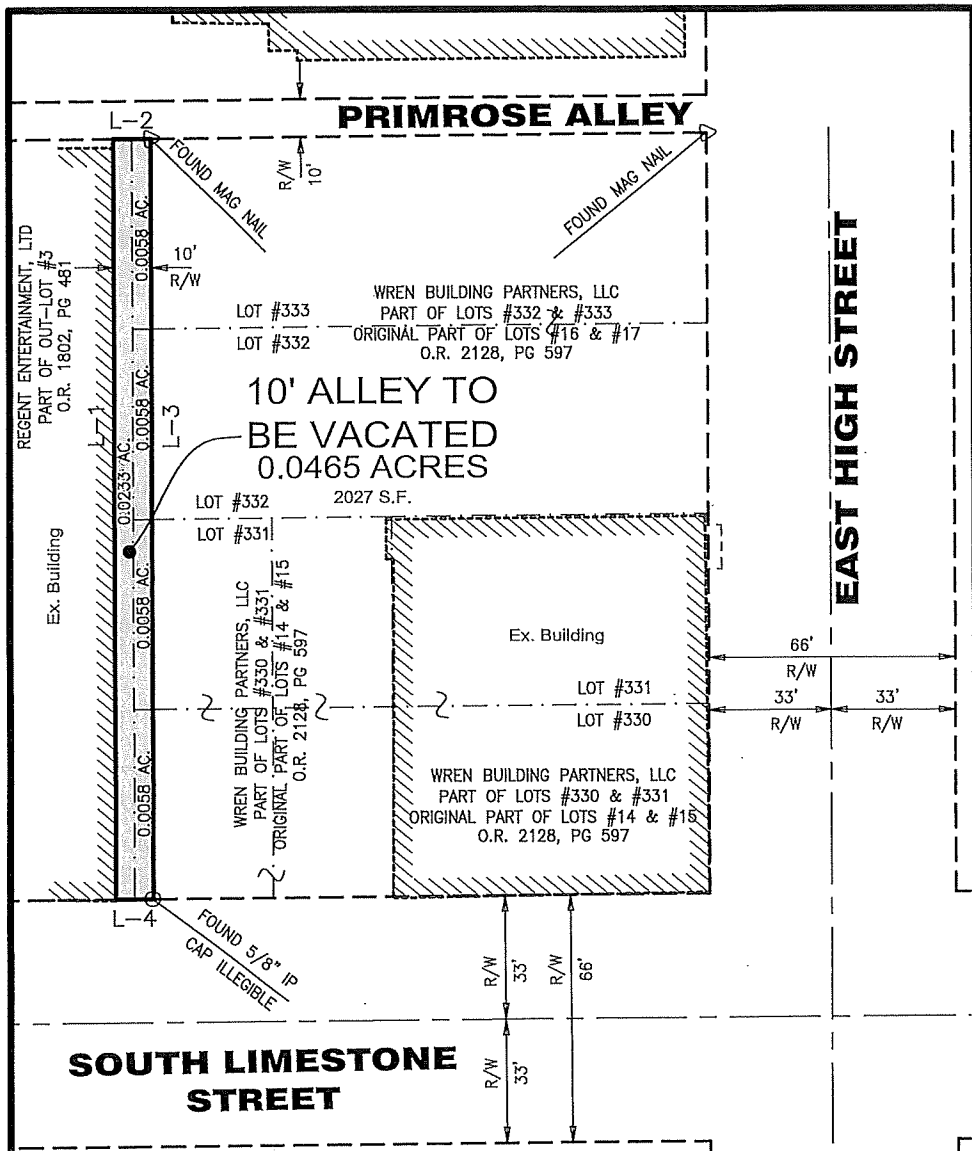
The former Regent Theater building, located at 117-119 Limestone St parcel #3400700034111006, is also adjacent to the alleyway and under common ownership with Wren Building Partners, LLC. The alleyway has been maintained by private ownership and has functioned in use as a private alley for decades.

Due to current design plans in process for development of the property to the north and future anticipated development of the property to the south, Wren Building Partners, LLC believes it's in the best interest of the community to vacate the alley right-of-way. This would give ongoing maintenance and upkeep responsibilities to private ownership.

We sincerely hope you consider our request and would be delighted to discuss further.

Warm Regards,

Daren Cotter
Manager, Wren Building Partners LLC

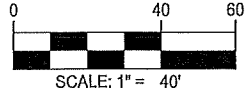


SOUTH LIMESTONE STREET

LINE TABLE		
Line	Direction	Distance
L-1	N84°43'32"W	202.66'
L-2	N04°53'44"E	10.00'
L-3	S84°43'32"E	202.66'
L-4	S04°54'52"W	10.00'



Basis of Bearing:
State Plane NAD83 (2011)



LEGEND

- △ Found MAG Nail
- Found 5/8" Iron Pin (cap as noted)

Drawing: 21-0050 EX
 Sheet: 1"=40'
 Drawn by: BJR
 Checked By: BRJ
 Issue Date: 10-08-21

**VACATION OF
10' ALLEY**
 SECTION 35, TOWN 5, RANGE 9
 CITY OF SPRINGFIELD
 CLARK COUNTY, OHIO
VACATION EXHIBIT



6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

2021 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		11	8	8	12	10	7	12	9	13	11	8	13
Charlene Roberge	3-17-2018	P	N/A	P	N/A	n/a	N/A	NA	NA	NA	NA	NA	NA
Reso. 5878	3-17-2021												
Kathryn Lewis-Campbell	01-14-2020	P	N/A	P	P	P	P	P	A	P	P		
Reso. 5960	01-28-2023												
Charles Harris	03-29-2016	P	N/A	P	P	P	P	P	A	P	P		
Reso. 5927	03-30-2022												
Trisha George	4-02-2013	P	N/A	P	A	P	P	P	P	A	P		
Reso. 5772	4-12-2022												
James Smith	10/24/2017	A	N/A	P	N/A	n/a	NA	NA	NA	NA	P		
Reso. 5987	10/24/2020												
Alex Wendt	4/10/2018	P	N/A	P	A	P	P	A	P	A	P		
Reso. 6006	4/24/2021												
Jack Spencer	7/18/19	A	N/A	P	P	P	P	P	A	P	P		
Reso. 6055	7/22/22												
Amanda Fleming	8/27/2019	P	N/A	P	P	P	A	P	P	P	P		
	1/01/2022												
Peg Foley	12/08/2020	P	N/A	P	P	P	P	P	P	P	P		
Reso. 6101	12/22/2023												
Christin Worthington	02/16/2021	N/A	N/A	P	P	P	A	P	P	P	A		
Reso. 6111	03/02/2024												
Lorin M Wear III	03/16/2021	N/A	N/A	N/A	P	P	P	P	P	P	P		
Reso. 6114	03/30/2024												

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

Planning & Zoning

City Planning Board

Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

**Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:**

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals

Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs	Election Day		
FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
Retreat				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	